



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## **Conservation Commission Minutes 04/16/2009**

### **ARLINGTON CONSERVATION COMMISSION MINUTES APRIL 16, 2009**

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Nathaniel Stevens, David White, Ellen Reed, Charles Tirone and Catherine Garnett of the Commission. Brian Thomas, applying for Associate membership, was also in attendance. Ezra Benjamin and William O'Rourke were not present. Also present were Mike Rademacher, Town Engineer, and Phil Henry, Curt Young of WPI.

#### **7:45 p.m. - COMMISSION BUSINESS**

White/Reed motioned to approve the 4/2 minutes; motion passed unanimously.

Reed mentioned that at the 4/2 Green Dog presentation, there was no mention of available funds to repair damage that will occur from proposed fenced areas and that issue will need to be addressed if fenced areas come before the Con Comm again.

#### **8:00 pm WORKING SESSION – MILL BROOK CULVERTS**

Mike Rademacher, the town engineer for the Town of Arlington, introduced the culvert replacement project for two sites along Mill Brook. The first site is the concrete culvert on Mill Lane that has partially collapsed. The second site is the stone/concrete culvert at Brattle Street. The granite on downstream side is collapsed.

The Town has funds and hopes to put these jobs together to save money. The Town would like to have these jobs done by the end of summer 2009. The new Culverts will be pre-cast concrete boxes.

The Brattle Street culvert has two water mains below it. The MWRA would like to replace these mains while the culvert replacement works goes on. The MWRA may help fund the culvert work as a result of this collaboration. The drawings are at 25% design at this time. Weston & Sampson is doing the design.

Bypass pumping is planned during the work days, but the culverts must be open at the end of the day in case of heavy rain. The brook will be blocked with sand bags for by pass pumping. Any water pumped from a disturbed area will be pumped into a settling basin. The plan is to not increase capacity at Mill Lane culvert. They also hope to work with the board of the Schwamb Mill to design the guard rail, and return to the May 21<sup>st</sup> meeting with complete plans and request for permit.

#### **8:15 pm – NOTICE OF INTENT – 837 MASSACHUSETTS AVE – CVS Continuation**

Mr. Young and Mr. Henry ..... for the Applicant returned with the to present presentation of the project to redevelop the old Hodgen-Noyes car dealership into a CVS pharmacy. The existing wooden house would remain on the front of the lot and be used as housing, retail or office space.

Mr. O'Rourke and Mr. Benjamin both sent email messages about the reports emailed to the commission members. Both were impressed by the report and answers to the questions. Mr. Benjamin was still concerned that there may be "surprises" found on the site during demolition. Further studies will be done by Ransom.

The dumpsters are still a concern as they will be placed within the 200 foot buffer zone Riverfront Area. The plans specify that they will be enclosed in a gate locked, 6' chain link fenced area with a Cape Cod berm to stop any liquids from flowing into the brook.

Mr Tirone explained, that from his experience, having locks on the dumpster itself as well as the gate, will keep the area cleaner as

the dumpster must be unlocked before the trash can be put in. Mr Tirone also worried said that the chain link fence will not survive due to trucks and snow plows pushing into it, so bollards are needed. He also worried said, because the chain link is open, that it will allow rain in creating seepage and wind in to blow away loose paper.

Mr Young explained that they did not want to affect the rain garden, so the dumpster is located where it is. He will stipulate agreed to further grading away from the brook so that all liquids flow into the storm drain area and to place bollards will be placed at strategic locations to protect the fencing. Mr Young also stated that CVS has a good garbage program to keep the parking area and surrounding areas clean. Additional bollards will be placed behind the dumpster, at Mr Tirone's request, to keep the dumpster from going over the curb when pushed by the trash truck. Mr. Young will provide revised plans showing these project changes. He also stated that the chain-link fence will have woven panels in it to screen the dumpsters.

Ms Garnett asked the difference between a rain garden and a retention pond. Mr Young explained that a rain garden has a pervious mat beneath the soil and plants that will allow the water to drain and infiltrate the soils below the mat while leaving the contaminants in the soil above. The rain garden will be 42" deep at the center. Snow from the parking lot will be dumped there causing the rain garden to fill with sediment quickly. CVS will have a maintenance plan to clean out the rain garden every spring as a condition for this permit.

Mike Rademacher, the town engineer, voiced a concern about increased flow off the back side of the site, towards the high school. He is worried believes this flow will cause further erosion of the bank. He asked that a design for the wall and over flow channel be presented to the Con Comm, and town engineer before construction. The Applicant agreed to do this, contingent on the Town granting permission to do this on Town land. Mr. Rademacher replied that this would not be a problem.

The following conditions were proposed for this permit:

- 1) Maintenance plan for removal of sediments and up keep of rain garden every spring by CVS. This condition would be on-going and included with any certificate of compliance.
- 2) Have a monitoring system in place for trash and the dumpsters and clean up as needed (?). This condition would be on-going and included with any certificate of compliance.
- 3) Provide a detailed plan for pages C-3 of seven showing 8" concrete filled bollards around dumpster enclosure and regregrading arding of area so that all liquids run into the storm drains.
- 4) Replace Colorado blue spruce with something more appropriate for the region in the planting list.
- 5) Submit a design for wall and over flow channel, with Rip Rap detail to ACC and Town engineer before construction begins. This wall will be maintained by the town.
- 6) Dumpster enclosure gate must have a lock and dumpster doors must have locks. Specifications to be provided?. This condition would be on-going and included with any certificate of compliance.

ER moved to close hearing, DW 2<sup>nd</sup>. Motion passed unanimously.  
 Motioned to issue permit with above conditions by CT, second DW  
 All Approved

#### COMMISSION BUSINESS (cont.)

Cookes Hollow – DW reported that twelve proposals are being reviewed by board of volunteers. The committee will meet in May and discuss.

Mill Brook Linear Park – data is being collected and volunteers are looking at sections of the park

Mr. Tirone reported on work at 40-42 Brattle St., the townhouses. The storm drain under the bike path bridge is blocked and needs to be cleaned up.

995 Massachusetts Ave, Mill Brook Condos, (DEP File No. 91-197) – Conservation Commission members visited the site and it looked finished; and Mark Mitsch of Weston & Sampson answered a butter's concern about stream bank improvements deflecting water onto opposite bank and damaging it. said it was fine?  
 Meeting adjourned at 9:30pm.

Submitted by Ellen Reed  
 Conservation Member